

1 Site Description

48 Bembridge Drive, Hayling Island, PO11 9LU. This is a single storey dwelling as detailed by the existing elevations plan. It is located close to the sea wall adjacent to the promenade. No 46 and No.50 are pitched roof bungalows whilst No. 52 is a 2 storey pitched roof house. Other properties in the Drive are 2 storey. The property has existing parking on hardstanding to the front of the dwelling house.

2 Planning History

00/64990/000 - Conservatory to the rear - Permit

03/64990/001 - Construction of pedestrian access to promenade - Permit

3 Proposal

Roof alterations to allow living accommodation at first floor level with rear Juliet balcony and mezzanine at second floor level with rear balcony.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

DM9 (Development in the Coastal Zone)

Borough Design Guide, Supplementary Planning Document to the Havant Borough Core Strategy

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Highway Engineer

Comments: None

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Impact on neighbouring properties

(i) Principle of development

The application site lies within the urban area and as such extensions and alterations are acceptable in principle provided they meet the detailed development control policies of the development plan.

(ii) Appropriateness of design and impact on the character of the area

The dwelling within the site is a single storey dwelling house of a bland design which is located in a prominent seafront location with the public promenade and beach immediately to the south.

A number of dwellings have been extended with a second storey, the closest to the application site being No.52 and No.15 Culver Drive. Balconies are also a characteristic feature to the rear of dwellings within the locality; to take best advantage of the views out to sea. It is considered that this scheme would result in a high quality coastal design that would accord with this seafront location. It is important that details and samples of materials are conditioned due to the site's prominent location.

(iii) Impact on neighbouring properties

It is not considered that the proposal will create a negative impact on the amenities of the occupiers of the adjacent single storey dwellings. This is because the two storey element does not project beyond the main rear building line and the open nature of the rear gardens to the promenade and, existence of other balconies in the locality, resulting in rear gardens that are already very overlooked. Therefore it is not considered that the addition of a balcony at 2nd floor level to this dwelling would alter the existing situation to a substantial extent. It would be difficult to substantiate a reason for refusal on the grounds of overlooking from the mezzanine balcony when the gardens to the rear of the dwellings are so open to the public realm.

8 Conclusion

It is considered that the application is in accordance with local plan policies, in particular with Core Strategy policy CS16 and that it should be permitted subject to conditions.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00968 subject to the following conditions